CITY OF WEST DES MOINES PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: August 17, 2015

Item: Whisper Rock at Quail Cove, north of Cherrywood Drive and west of S. 50th Place –

approval to grade site for future single family development - Prairie Building and

Development LLC - PP-002702-2015

Requested Action: Approval of a Grading Plan

Case Advisor: Kara Tragesser, AICP

Applicant's Request: David Albright, Prairie Building and Development, is requesting approval of a grading plan to prepare the site for future single family development for that approximately 10.42 acres parcel located north of Cherrywood Drive and west of S. 50th Place (see Attachment B – Location Map and Attachment C – Grading Plan).

History: The property is currently undeveloped. A Preliminary Plat is in review for the property, but not ready for approval. The property is zoned Residential Single Family.

<u>City Council Subcommittee</u>: The Whisper Rock at Quail Cove project was presented to Development and Planning Subcommittee for information at its May 7, 2015 meeting. There was no discussion.

<u>Staff Review and Comment</u>: This request was distributed to other City departments and other agencies for their review and comment. There are not outstanding issues related to the grading plan.

<u>Comprehensive Plan Consistency</u>: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

<u>Staff Recommendations and Conditions of Approval</u>: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the grading plan, subject to the applicant meeting all City Code requirements and the following:

1. That no public utility work can begin until the preliminary plat for Whisper Rock at Quail Cove is approved.

Owner/Applicant: Prairie Building and Development

12119 Stratford Drive Clive IA 50325 David Albright 515-360-5063

Applicant Rep: Same as Owner

Attachments:

Attachment A - Plan and Zoning Commission Resolution

Exhibit A - Conditions of Approval

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE WHISPER ROCK AT QUAIL COVE GRADING PLAN (PP-002702-2015) FOR THE PURPOSE OF GRADING THE SITE IN PREPARATION FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Prairie Building and Development, LLC., has requested approval for a Grading Plan for that approximately 10.42 acre site located north of Cherrywood Drive and west of S. 50th Place to prepare the site for future development;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on August 17, 2015, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

<u>SECTION 1</u>. The findings, for approval, in the staff report, dated <u>August 17, 2015</u>, or as amended orally at the Plan and Zoning Commission meeting of <u>August 17, 2015</u>, are adopted.

SECTION 2. The GRADING PLAN PERMIT to grade the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated August 17, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 17, 2015.

	Michele Brown, Vice Chair Plan and Zoning Commission
ATTEST:	
Recording Secretary	
	resolution was duly adopted by the Plan and Zoning Commission of the City ong held on August 17, 2015, by the following vote:
AYES: NAYS: ABSTENTIONS: ABSENT:	
ATTEST:	
Recording Secretary	

EXHIBIT A CONDITIONS OF APPROVAL

1.	That no public utility work can begin until the preliminary plat for Whisper Rock at Quail Cove is approved.

Location Map Whisper Rock at Quail Cove



STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

Lecklen- Port of Sec. 3, T28N, R26M.
Nature of Construction Activity: Single formity resider
Areas- Total site cause - D.A cares
Former coefficient - D.A cares
Runoff coefficient - D.AD (retinent method)
Approximate sispes articipated b.M. or Fisher.
Runoff from this graject will files into urangmed disc and satemanse which still ricus into the south Riport

CONTROLS

- disposed All building moterial wastes must be removed from the
- eite.

 Off-eite vehicle tracking of sediments shall be
 interiorical

MAINTENANCE

Midritain effective operating conditions of all protective measures identified in this plan.

Sitt fencing is cleaned when they have lost 50% of their

- capacity,
 Drainage swales nemain undisturbed,
 Rack autiet protection (riprop) remains intact,

INSPECTIONS

Coalified personnel shall inspect disturbed cross of the construction site that have not been finally elabilized at least orce every seven collector days and within 2d hours of the end of a elastron that is 0.5 inches or greater.

Insepect site for evidence of; or the potential of; polistrates entering the drainage system from stand relatives.

Collectors of the control of the c

NON-STORM WATER DISCHARGES

Noter main flushing
- Flushad under will be discharged into the storm sewer system
where, when discharged, it will undergo erosion and addinent.
controls consisting of:
- Rock outsit protection (riprop)
- Silt fencing
- Existing vegetation

GRADING & EROSION CONTROL CONTACT PERSON

PEZZETI BRENT CAMBRIDGE (515) 208-1474

SEEDING / MULCHING TABLE

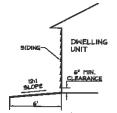
TETPORARY
A. OATS, 60 LBS. PER ACRE. PLANT MARCH I TO APRIL 30.
B. SUDAN GRASS, 40 LBS. PER ACRE. PLANT MAY I TO AUGUST

I. PRIOR TO SEEDING, DETERMINE IF LINE AND FERTILIZER ARE NEEDED. IF NEEDED 2500 LIBS. ECCE LIMESTORIE/ACRE, 100 LBS. NETROGEN/ACRE, 500 LBS. POTASHAVACRE, LINE AND FERTILIZER MILL BE INCORPORATED INTO TOP 3 INCHES OF SEEDBED MULCH.

PRIOR TO SEEDING AND ITALCHING, THE SEEDBED MULCH.

EAST-OWNER FIRST, SECOTIN, AND FRIEE OF RILLS AND GALLIES. THE REASONABLY FROM, SECOND AND INTENTIONAL TO AND AND SECOND MITTED ATTENT FOR TO AND INTENTIONAL TO AND SECOND MITTED ATTENT FOR TO AND INTENTIONAL TO AND SECOND MITTED WITH A CULTIFICATION INTENDIATELY FROM TO AND INTENDIATELY FOLLOWING SECOND. MILL BE FIRSTED WITH A CULTIFICATION INTENDIATELY FROM TO AND INTENDIATELY FOLLOWING THE DRILL.

A DRY STRAM OF MAY, 2 TOMS PER ACRE. MICHOR STRAM HITH FULLOR TILLER OR ASSHALT TACT IS 200 PER ACRE.



FOUNDATION GRADING DETAIL

NO SCALE

IOWA ONE-CALL 100/292-8989 R00/292-8989

PRELIMINAR ATTACHMENT C

WHISPER **ROCK AT QUAIL COVE**

Sheet 2 of 5

NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.

2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.

4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.

OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS,

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE MEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY (FES) FOR CONTRACTOR SHALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1277, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES HOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (SIS-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.

DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA!"

8. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER

AREA!

8. CONTRACTOR SHALL NOTIFY WEST DES MONES WATER MORKS 48 HOURS BEFORE CONSTRUCTION BEGINS BY CALLING 222-3465.

9. PAVENIENT REMOVAL FOR PRIVATE DRIVEWAY CONNECTION TO FUBILIC STREET SHALL BE TO NEAREST LONGITUDINAL JOINT APPROXIMATELY 3 FEET FROM THE BACK OF CURB AND THE NEAREST TRANSVERSE JOINT AT THE END OF RADIUS, VERIFY REMOVAL LIMITS WITH WDM CONSTRUCTION INSPECTOR PRIOR TO ANY REMOVAL.

BENCHMARK

BM #941 Intersection of Grand Avenue and Booneville Road, Southeast corner of Intersection, 71.8 feet South of the centerline of Grand Avenue, 372 feet East of the centerline of Booneville Road. Standard

WDM DATUM - 56.57 feet. NAVD68 - 830.58 feet

BM #042 4000 Block of Commerce Drive, 20 feet North of the centerline of Commerce Drive, 16 feet West of the centerline of concrete entrance to 4025 Commerce Drive. Standard Benchmark.

WDM DATUM - 68:97 feet. NAVD88 - 842.98 feet.

LEGEND

EXISTING/PROPOSED --- PLAT BOUNDARY

- STORM SEWER & SIZE - SANITARY SEWER & SIZE -- WATER MAIN # 5IZE MANHOLE _ STORM INTAKE FIRE HYDRANT VALVE Λ F.E.S. - EXISTING CONTOURS PROPOSED CONTOURS



SILT FENCE OR * APPROVED FILTRATION SOCK

COOPER CRAWFORD

& ASSOCIATES, L.L.C. CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345



CC 1498 SHEET 2 OF 5

JOB NUMBER

GRADING PLAN WHISPER ROCK AT QUAIL COVE